



# ADA COUNTY

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BOARD OF ADA COUNTY COMMISSIONERS  
AGENDA FOR WEDNESDAY, MARCH 26, 2014  
(\*Times Posted are Subject to Change)

DEVELOPMENT SERVICES PUBLIC HEARING FOLLOW-UP MEETING  
1:30 P.M.  
BOCC Conference Room

I. CALL TO ORDER (1:32 P.M.)

II. ROLL CALL (ALL THREE WERE PRESENT)

III. UNFINISHED BUSINESS

1. **201301718-ZC-MSP-PBA-DA: VINEYARD SENIOR COMMUNITY CENTER:** A request for a zone change from R8M to R20, a master site plan, property boundary adjustment and a development agreement for a 30-unit multi-family structure to provide senior housing. The development will be known as the Vineyard Senior Community. The property is located at 8100 N. Horseshoe Bend Road and 10482 W. Utahna; 4N 1E Sec. 14. *(Tabled from 2/25/14 Dev Svcs Meeting for Execution of final documents; Public Hearing Closed)* **(TABLED TO 4/23/14)**

Staff Recommendation: Table to 4/23/14 PH Follow-up Meeting  
Staff: Megan Basham 287-7944

2. **201201434-S: FINAL PLAT – RESCUE RANCH SUB:** A request to approve the final plat which consists of four (4) residential lots and one (1) common lot for the private road. This property contains 41.04 acres and is located at 7200 S Locust Grove Rd, Sections 5 2N 1E. *(Tabled from 2/25/14 Dev Svcs Meeting; Public Hearing Closed)* **(APPROVED 3-0)**

Staff Recommendation: Approval  
Staff: Diana Sanders 287-7905

3. **201301546-ZC-S-DA-DA(M): PAINTED RIDGE #2:** A preliminary plat for a 164 lot subdivision consisting of 155 residential lots and nine (9) common lots on approximately 41.73 acres. It is noted that 31.73 acres of the proposed subdivision is under a development agreement for Painted Ridge Subdivision (aka Racers Ridge Subdivision). There is an application for a development agreement modification on 31.73 acres. There is a zoning ordinance map amendment application to rezone with a development agreement the additional ten (10) acres of the proposed subdivision from the RUT District to the R8 District. Furthermore, a request to terminate Development Agreement No. 8135 in an effort to clarify and simplify the history and management of this project. A new development agreement will be entered into covering the entirety of the Parcel, consisting of both the remaining parcel from Development Agreement No. 8135 as well as the new 10 acres subject to rezoning, so that the Painted Ridge Subdivision project will be governed by one single development agreement rather than having multiple agreements in place. The property is located at 5997

E. Columbia Rd.; Section 9 2N 3E. (*Tabled from 3/12/14 Public Hearing for Execution of final documents; Public Hearing Closed*) (APPROVED 3-0)

Staff Recommendation: Approval  
Staff: Brent Danielson 287-7913

4. **201400074-CU-MSP-V: LEVI DUCKETT:** A conditional use and master site plan application to operate and construct a contractor's yard/shop. The shop will be approximately 5,218 square feet and the existing dwelling on the property will be used as an office. In addition, an application for a variance to grant relief from a development standard requiring all structures and storage areas to be located a minimum of 100 feet from any property line because the subject property is located in a residential district. Also a variance from the development standard for accessory office space to comply with Section 8-5-3-75 of the Ada County Code in order to exceed 25% of the gross floor area of the use. The property is located at 4610 W. Franklin Rd., Section 10 3N 1W. (*Tabled from 3/12/14 Public Hearing for Execution of final documents; Public Hearing Closed*) (APPROVED 3-0)

Staff Recommendation: Approval  
Staff: Brent Danielson 287-7913

#### IV. RECESS

(1:47 P.M.)



*Executive Sessions may be held pursuant to Idaho Code § 67-2345 as needed during regular scheduled meetings. The purpose of such sessions shall be announced at the time such sessions are called.*

*Any person needing special accommodations to participate in the above noticed meeting should contact the Ada County Development Service's Office prior to the meeting at 287-7900.*